



Drawing illustrating the connection of Haynie-Sirrine to the surrounding neighborhoods and downtown

1.2 COMMUNITY INVENTORY

COMMUNITY PATTERNS

Crossroads, Corridors, and Connections

Church Street at Haynie and Pearl: This intersection is the physical center of the Haynie-Sirrine Neighborhood. However, from a community point of view, it is not much of a center at all. Church Street presents a hostile barrier to the pedestrian here, with its extreme width and high-speed traffic, creating a no man's land instead of a community center. Even crossing this intersection in a car poses some danger. In spite of this location's high visibility to commuters, the Ramada Inn remains the only commercial development at this key intersection.

Church Street Corridor: This wide thoroughfare effectively splits the neighborhood in half, connecting north and south destinations, but discouraging any stops or turns along the way. Although it is the most direct connection to nearby downtown, this route is intimidating to pedestrians and bicycle riders.

University Ridge at Cleveland Street: This intersection enjoys a more pedestrian scale, with neighborhood retail activity at the Eight O'Clock Superette, The Savory Corner, and other small shops. Close proximity to Reedy River Park could be capitalized upon, but is well disguised at this time.

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University Ridge Corridor: This corridor, like Church Street, currently discourages pedestrian activity, forming a barrier and a boundary to the neighborhood.

Springer Street Tunnel: This dark, narrow tunnel under Church Street connects the Haynie side with the Serrine side of the neighborhood. A narrow set of stairs leads from the tunnel to Church Street. There is potential here for offering a safe pedestrian connection, avoiding the Church Street traffic. However, it does not feel safe at this time because there is hardly enough room for one car in each lane, much less room for a car and a pedestrian. Additionally, there are very few homes along Springer Street, giving a feeling of isolation and not enough “eyes on the street” for a feeling of comfort and safety.

Typical Neighborhood Streets: Streets in the Haynie-Serrine neighborhood are very narrow and most are lined with beautiful, mature oak trees. Many neighbors complain about the narrow streets; however, the placement of the trees limit the street width in many places. These trees help the neighborhood stay cool, even during the hottest days of August. The ecological advantage augments the aesthetic effect of these enormous specimens. The street width itself also serves as a positive design element, creating a village feeling and contributing to the front porch character of the neighborhood. The narrow width also serves as an effective traffic-calming measure.

Dunbar & West Greenville, West End, and Reedy River Park: Connections to these important Greenville destinations are accessible, but not clear or inviting to a visitor in this neighborhood.

Proximity to Downtown: Within one mile of the intersection of Haynie/Pearl and Church Street are a number of very stable neighborhoods, the vibrant downtown core, the beautiful Reedy River and its greenway parks, and the emerging West End. The western boundary of the neighborhood is formed by Augusta Street, a successful, yet congested, commercial corridor that serves as the primary shopping district for the downtown area. The eastern boundary shares its edge with the McDaniel Avenue neighborhood, one of the most affluent neighborhoods in the city. In truth, it is the proximity of this neighborhood to these areas and amenities that has once again placed it in focus. The rediscovery of the benefits of in-town, urban neighborhood living is reinvigorating many inner-city neighborhoods nationwide. Haynie-Serrine has the potential for regeneration in the heart of an amenity-rich city.



A diagram of pedestrian accessibility from the intersection of Haynie/Pearl Street & Church Street to the Downtown area - Each ring represents 1/4 mile or a five-minute walk from the center. (The center of neighborhood is approximately 1 mile from Piazza Bergamo)

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Building Forms and Configurations

Front Porch Community: Most of the homes in this neighborhood are placed close together and close to the street. During this summer study period, many neighbors spent time on their porches, creating a warm and welcome feeling of community. The positive effect of this high density and short setback should be considered during redevelopment.

The Shotgun House: This is a predominant housing type in the Haynie neighborhood. The shotgun house is one room wide and, most commonly, three rooms deep. These frame homes have front porches. Some of the porches are screened for privacy. Although this housing type is considered a dinosaur by many, its long narrow configuration allows excellent cross ventilation for the local hot, humid summers. This form of energy-efficiency should not be underestimated when planning affordable housing for this climate. The narrow width of these homes also allows a higher density, increasing affordability and contributing to a feeling of community. Age and disrepair will require that most of these homes be replaced. Care should be taken to incorporate the advantages of this vernacular type into new affordable housing designs.

The Bungalow Cottage: This is a predominant housing type in the Sistine neighborhood. Although these homes are wider and more substantially built than the Shotgun, many fit into the affordable range. Most are one-story, frame homes with low-slung rooflines, front-facing gables, and wide front porches. Again, the relatively narrow width allows a higher density appropriate for an urban village.

The Brick Duplex: A row of brick duplexes dominates Biltmore Drive and a part of Watts Avenue. This housing type is out of character with the rest of the neighborhood. The building footprint is wide, setbacks are deep, and the porches are not covered. The uncovered patios contrast sharply with the protected, cozy feeling offered by the covered porch. Gables face the side and the brick ranch style does not blend well with the neighboring homes.

Community Centers

Community Churches: There are two small white frame churches in the neighborhood, one on Dixon and the other on East Wakefield. These churches are very small in scale, traditional in shape with wood frame steeples, and nestled into the neighborhood block. Aside from providing a neighborhood focus, these churches add character and help the neighborhood feel like a small village.



The Front Porch



A typical Bungalow



Shotgun Houses on Dixon Street



Brick Duplexes



Community Church

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Church Street Retail: Fast food, gas and laundry services are located on Church Street near University Ridge. The building pattern is suburban; simple sheds, large plastic signs, and wide surface parking lots separating the retail from the street. Families with small children can be seen scurrying across Church Street to reach the Burger King. Scale, configuration, and pedestrian access are not in character with the rest of the neighborhood.

Sirrine Stadium: In spite of the large scale necessary to support a stadium, this structure blends nicely into the neighborhood. Renovation plans are underway to upgrade the facility. Parking and crowds can create problems for neighborhood residents during events. Solutions should be found to these challenges so the neighbors will welcome more community events at this site.

Cleveland Street Retail: Grocery, café, and specialty shops are located between Sirrine and the adjacent affluent neighborhood. The building pattern is residential in scale and character, with modest surface parking separating the buildings from the street. The setting would be more appealing if the shops actually lined the street, but the modest proportions and friendly character of the buildings help to offset that deficiency. The surface parking for the Sirrine Stadium occupies prime property for extending this potential community center.

COMMUNITY CULTURE

Special Places and People

Ellie Mae Logan's Home and Park: Ellie Mae Logan was a beloved member of the community who was killed by an intruder in her home. Her home is on the corner of Urban and Haynie; and the city park named in her honor is across the street on the corner of Haynie and Howe.

Herron Briggs' Whirlygig Yard: Mr. Briggs is a well-known local craftsman whose folkart is displayed in his backyard, clearly visible from Church Street. Church Street commuters have enjoyed Briggs' whirlygig art for years. This landmark deserves an honored spot when redevelopment occurs, preferably within site of commuters.

Jesse Jackson's House: Jesse Jackson, a noted civil rights leader, lived on Haynie Street for a short time during his childhood. His house was owned by the Clinkscales and bears a decorative C on the awning.

Lily Thompson: Ms. Thompson celebrated her 103rd birthday this summer. She is a longtime resident of the community, raised her family here in the fifties and sixties, and continues to take pride in the upkeep of her home and gardens on Dixon Street.

E.B. Holloway's House on Haynie Street: Mr. Holloway has a long and illustrious service history in the City of



Cleveland Street neighborhood center



Herron Briggs' Whirlygigs

Greenville. Shortly after becoming a teacher in 1888, he was appointed as the principal of the West End School (later known as Union School). Following his tenure there, he became a letter carrier, a position he held for over 42 years. Additionally, he was appointed as the Secretary of the Civil Service Examining Board and conducted the first Civil Service Exam in Greenville. He was a prolific writer with over 700 published articles to his credit.

Reverend Mims: Principal of Sterling High School, the local African-American High School that burned years ago. His home is thought to be on Chicora Avenue.

Neighborhood Leaders

Many energetic residents are taking a vital interest in the revitalization of their neighborhood. Three dedicated individuals became actively involved in the charrette process. Page constraints do not allow for the opportunity to highlight all the immeasurable talent and resources within the Neighborhood, though this planning process identified a number of additional individuals who can contribute to the overall revitalization efforts. They are listed alphabetically as follows:

Felsie Harris has lived in the Haynie-Sirriner neighborhood since she was a little girl. She remembers when the

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neighborhood felt like a family. Her memories of the proud, close-knit community of the fifties are a great inspiration for the revitalization efforts. She has watched the young people leave the neighborhood, only to be replaced by transients who often don't share the pride and work ethic of her childhood community. Felsie is a valuable source of knowledge about neighborhood history and patterns of the fifties and sixties. Her most valuable talent, though, lies in her ability to listen carefully to her neighbors, lawmakers, and landlords, to understand each diverse perspective, and then to firmly articulate a fair and responsible analysis. These leadership skills could become a valuable asset to this community as the revitalization evolves.

David Stone is not a resident, but inherited a large percentage of the land and rental property in the Haynie-Sirrine neighborhood. As a teenager, he helped his father maintain much of the property he now owns. This community is a part of his life. He knows and understands its people, culture, strengths, and weaknesses. David's generous commitment to the proud, hard-working residents of this neighborhood will hold the key to creating a culturally rich and economically diverse community.

Andrea Young is another champion for the children of Haynie-Sirrine. Knowing that the children are the future, her goal is to provide opportunities for day care, after school activities, parks, and playgrounds within the neighborhood redevelopment. She expects organized programs that place a strong emphasis on personal and intellectual growth. Her profession as a health care provider, combined with her strong sense of determination, makes her particularly well suited to making this dream a reality.